



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1204.16 ft<sup>2</sup>  
111.87 m<sup>2</sup>

Balconies and terraces  
358.44 ft<sup>2</sup>  
33.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AKF/SC/1124/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

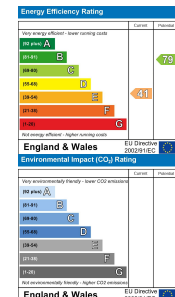
22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



## Mount Pleasant Cottage Ocean View, Graig, Burry Port, Carmarthenshire, SA16 0DW

- Traditionally Built Detached Property
- Two Reception Rooms- Log-burner in the Cwtch
- Modern Kitchen/Diner/Family Room With Stunning Panoramic Coastal Views
- Spacious Rear Level Garden with Decked Area To Enjoy Those Breathtaking Coastal Views
- One To View!
- Three Bedrooms
- Downstairs Cloakroom & Upstairs Family Bathroom
- Parking To the Front
- One of the Most Sought After & Desirable Coastal Locations In Burry Port
- EPC RATING E. COUNCIL TAX BAND C.



£325,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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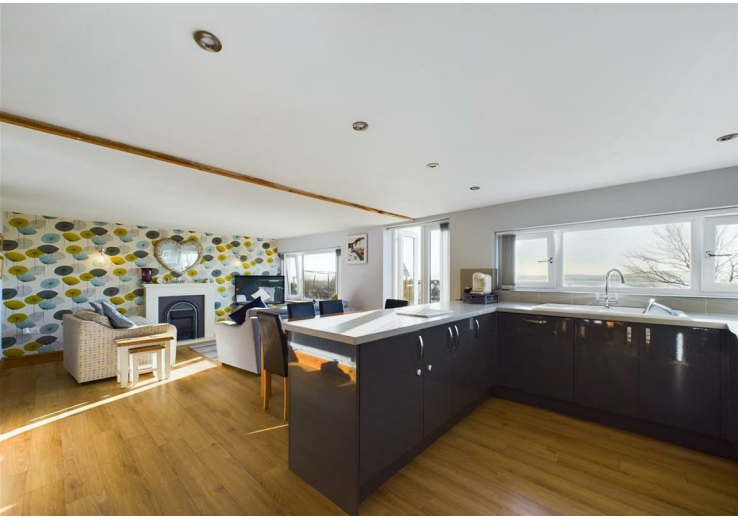
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655



*The Agent that goes the Extra Mile*







Wow, would you like to wake up to this view every morning, I know we would! Perfectly positioned to take in one of the most impressive and stunning views Burry Port has to offer, we here at West Wales Properties are excited to show you the charming "Mount Pleasant Cottage". Located in "The Graig", this property oozes character and charm from the stone inglenook with log-burner and beamed ceilings, then with a modern twist, you have this stunning and spacious kitchen/diner/family area with high-gloss units and complementary worktops. The view can be enjoyed by all major rooms in the property so you will be spoilt for choice! Viewing is highly recommended to appreciate the size , presentation and most of all the idyllic location. Boasting parking to the front and then a level garden to the rear, which is a very rare find in "The Graig". Call us today on 01554 759655 to come and experience the charm for yourself. EPC RATING E.

Accommodation comprises : Hallway, utility/cloakroom, "cwtch" with stone inglenook and log-burner, office, modern and spacious kitchen/diner/family room, stairs leading to the landing, family bathroom and three bedrooms. All of the rooms apart from the cloakroom and study have a stunning panoramic view of the coastline. Externally, to the front of the cottage there is a parking space and then steps leading down to the cottage. To the rear you have a level garden with a raised decked area and there is a part of the garden which is a blank canvas to change into a vegetable growing area or another garden area. This cottage has the most impressive panoramic coastline views that "The Graig" has to offer.

Burry Port is a small harbour town on the outskirts of Llanelli that offers all local amenities and good transport links. Burry Port is well-known to people where Amelia Earhart landed as the first woman to fly across the Atlantic Ocean.



## ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* Traditionally built property. Mains water, electric and sewerage connected. Oil central heating. Council tax band C. There are steps leading down to the property. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- Full coverage for all mobile networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is an easement on the title with regards to the neighbouring property which allows access to the car parking space. There are covenants on the title

which refers to ; right of light and air, the use of all drains, watercourses and service on the land for all vendors to use and not to cause a nuisance to other neighbours- we have got a copy of the land registry on file and we advise you request a copy. WHAT3WORDS : ///diplomas.marked.ever

## HALLWAY

## CLOAKROOM/UTILITY ROOM

## CWTCH

## INNER HALLWAY

## OFFICE

## KITCHEN/DINER/FAMILY ROOM

## INNER HALLWAY

## LANDING

## FAMILY BATHROOM

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3



## DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left, keep on following the road until you get to a set of traffic lights on top of a hill. After these lights turn right onto "The Graig", follow the road going past the "Isgrai" estate, round a right-hand bend. Follow the road up and you will see a junction to your left and a tight left-hand bend, take this turning and follow the road up and you will come to a part of the road with a sign for "Graig House" on your left. There is a parking space right before this entrance that belongs to the property. Mount Pleasant Cottage is situated behind this wall on a lower-level. WHAT3WORDS : ///diplomas.marked.ever

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.